## '96 JAN 29 P3:46



**WARRANTY DEED** 

#01044220 AFTER RECORDING RETURN TO:

JOHN F. WEGGEMAN
BONNIE J. WEGGEMAN
11409 RedWing Loop, P.O. Box 864
Keno. OR. 97627

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

HENRY A. PRICE and ANNA E. PRICE, hereinafter called GRANTOR(S), convey(s) to JOHN F. WEGGEMAN and BONNIE J. WEGGEMAN, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 1, Block 31, FIFTH ADDITION TO KLAMATH RIVER ACRES, Tract No. 1081, in the County of Klamath, State of Oregon.

Code 21 Map 4008-6BB TL 3500

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$99,900.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 10th day of January, 1996.

HENRY A. DRICE

ANNA E. PRICE

STATE OF CALIFORNIA

COUNTY OF Lan Lux Obujus )ss

On January 15, 1996, before me, KHTHLOOD R. REDEAU, personally appeared HENRY A. PRICE and ANNA E. PRICE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature alloen Cenemu My commission expires: Fee 15,1996 Kathleen R. Reneau
Comm. #984806
NOTARY PUBLIC CALIFORNIA
SAN LUIS OBISPO COUNTY
Comm Expires Feb. 15. 1997

Market Lindenberg

STATE OF OREGON: COUNTY OF KLAMATH:	SS.
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	for record at request ofAspen Title	the 29th	
of	Jan. A.D., 19 96 at 3:46	o'clock P. M., and duly recorded in Vol. M96	đay
	of <u>Deeds</u>	on Page 2496	——,
FEE	\$35.00	Bernetha G. Lasch, County Clerk By Julie Julian	
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